

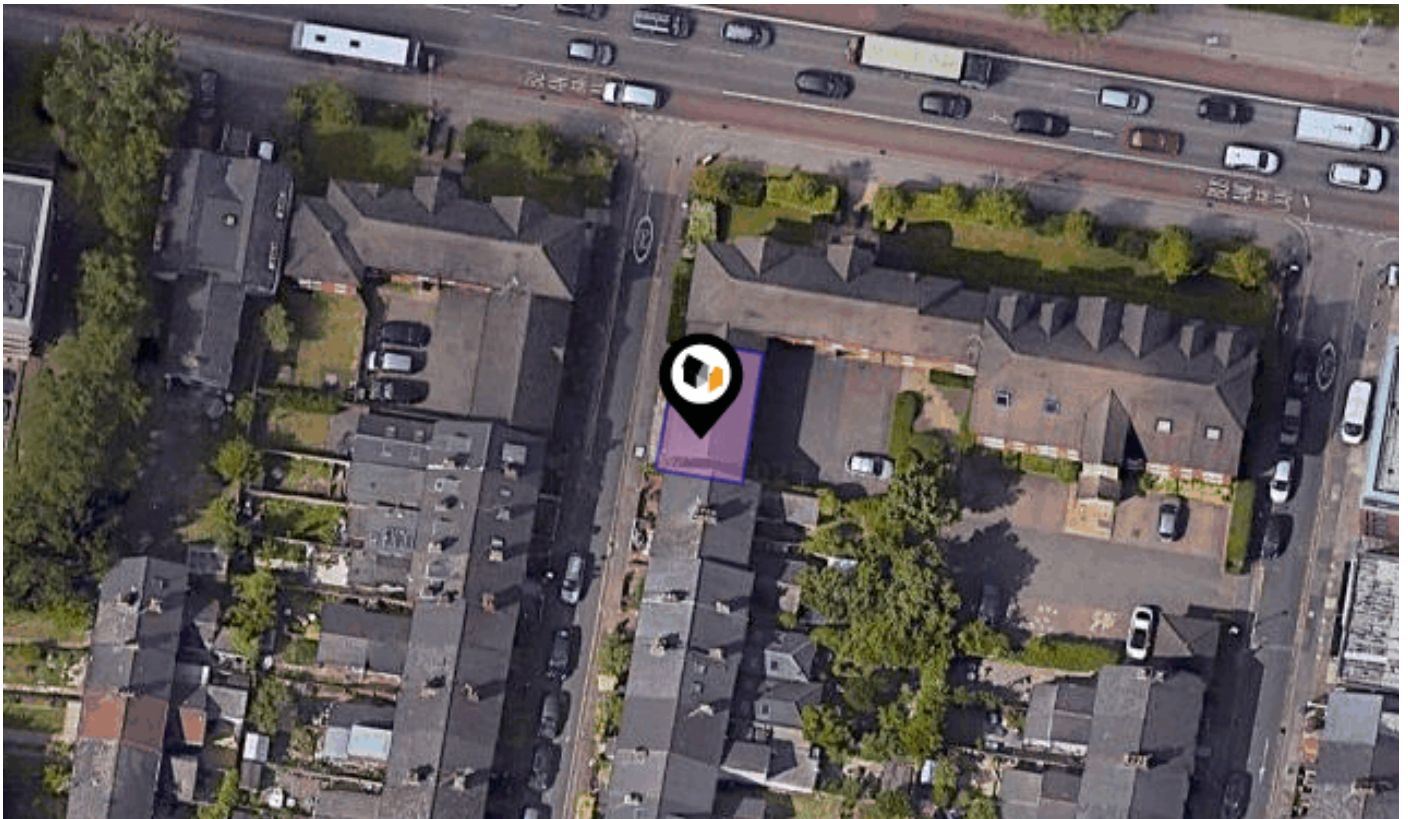


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 12th November 2025



EDWARD PLACE, 240, KINGS ROAD, READING, RG1

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Introduction

Our Comments

Offered to the market in very good condition throughout, this deceptively spacious and well-presented four bedroom property with a garage provides versatile living accommodation just a short distance from Reading town centre and mainline station.

The current configuration has allowed for more bedrooms but with a small adjustment the property could be turned back into a two/three bedroom home with reception rooms.

This home offers a bright and practical layout over one floor, which includes a modern fitted kitchen and three contemporary shower rooms. A study makes an ideal space for home working and the accommodation flows well from the central hallway.

On the ground floor, there is a large garage/laundry room providing excellent storage and utility space - a rare feature and added benefit for homes in this central location.

With a total area of approximately 74.7 sq. metres (804 sq. feet), this property offers a superb balance of practicality and comfort. It would make an ideal purchase for first-time buyers, investors, or professionals seeking convenient access to the central Reading amenities, the university, and transport links.

Lease: 125 years from 1st October 1995

Service Charge: £1993.39 per annum

Ground Rent: £406.65 per annum

Council Tax Band: C

No Onward Chain

Flexible Layout

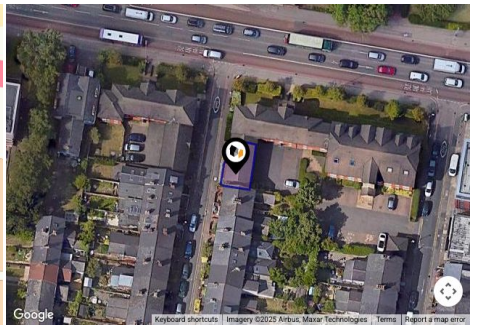
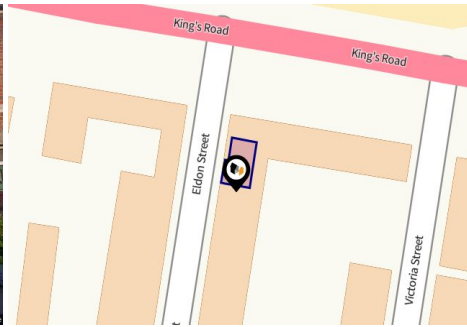
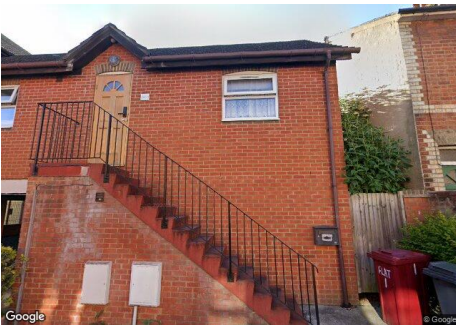
Highly Desirable Location

Garage & Driveway

Modern Kitchen & Bathrooms

Superb Condition

Property Overview



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	4	Start Date:	27/06/1996
Floor Area:	796 ft ² / 74 m ²	End Date:	01/10/2120
Plot Area:	0.02 acres	Lease Term:	125 years from 1 October 1995
Year Built :	1996	Term Remaining:	94 years
Council Tax :	Band C		
Annual Estimate:	£2,211		
Title Number:	BK339035		

Local Area

Local Authority:	Reading	Estimated Broadband Speeds	
Conservation Area:	Eldon Square	(Standard - Superfast - Ultrafast)	
Flood Risk:		16	1000
• Rivers & Seas	Very low	mb/s	mb/s
• Surface Water	Very low		

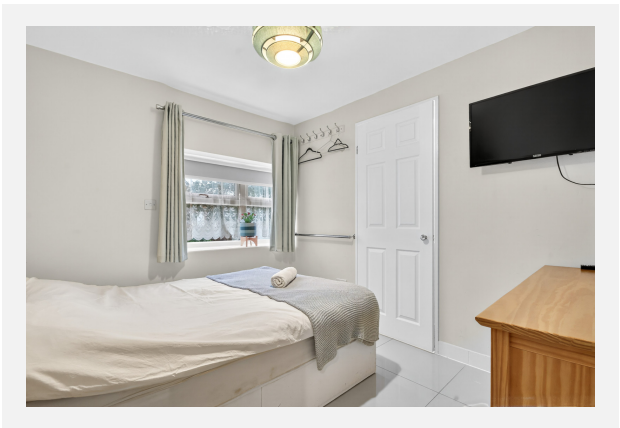
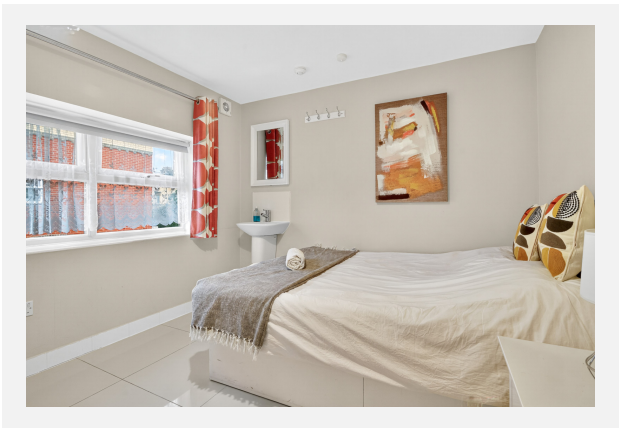
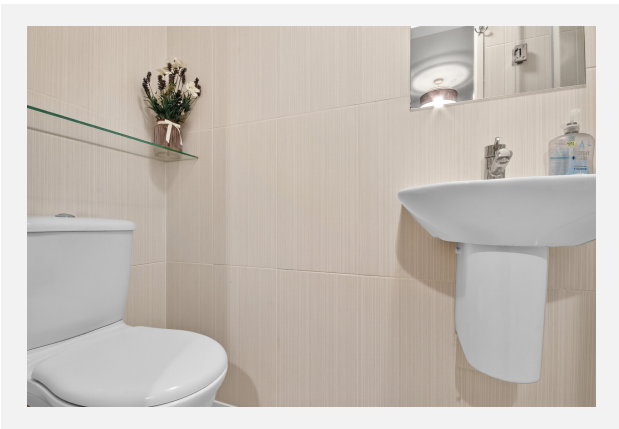
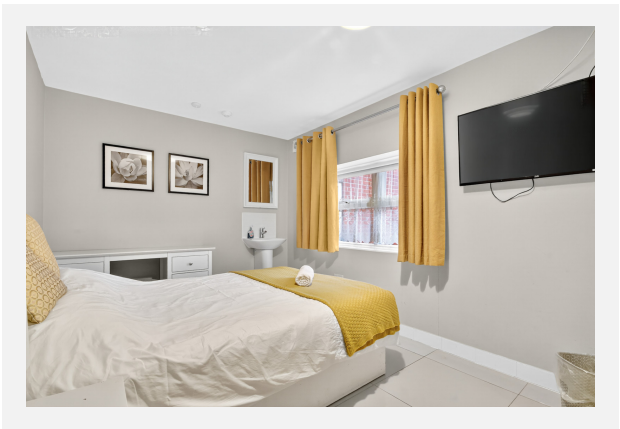
Mobile Coverage:
(based on calls indoors)



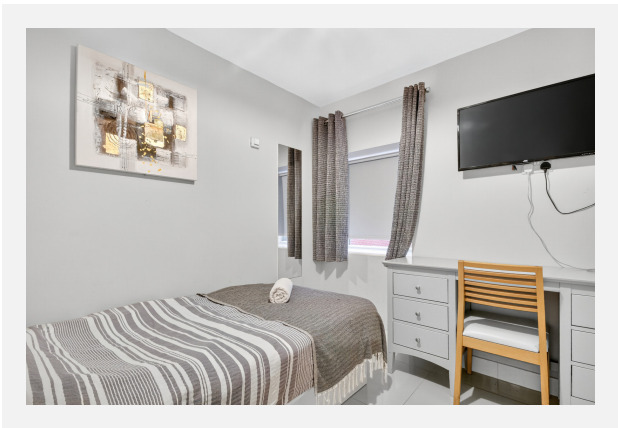
Satellite/Fibre TV Availability:



Gallery Photos



Gallery
Photos



EDWARD PLACE, 240, KINGS ROAD, READING, RG1



Edward Place, Kings Road, Reading, RG1

Total area: approx. 74.7 sq. metres (804 sq. feet)

Main area: approx. 62 sq. metres (667 sq. feet)

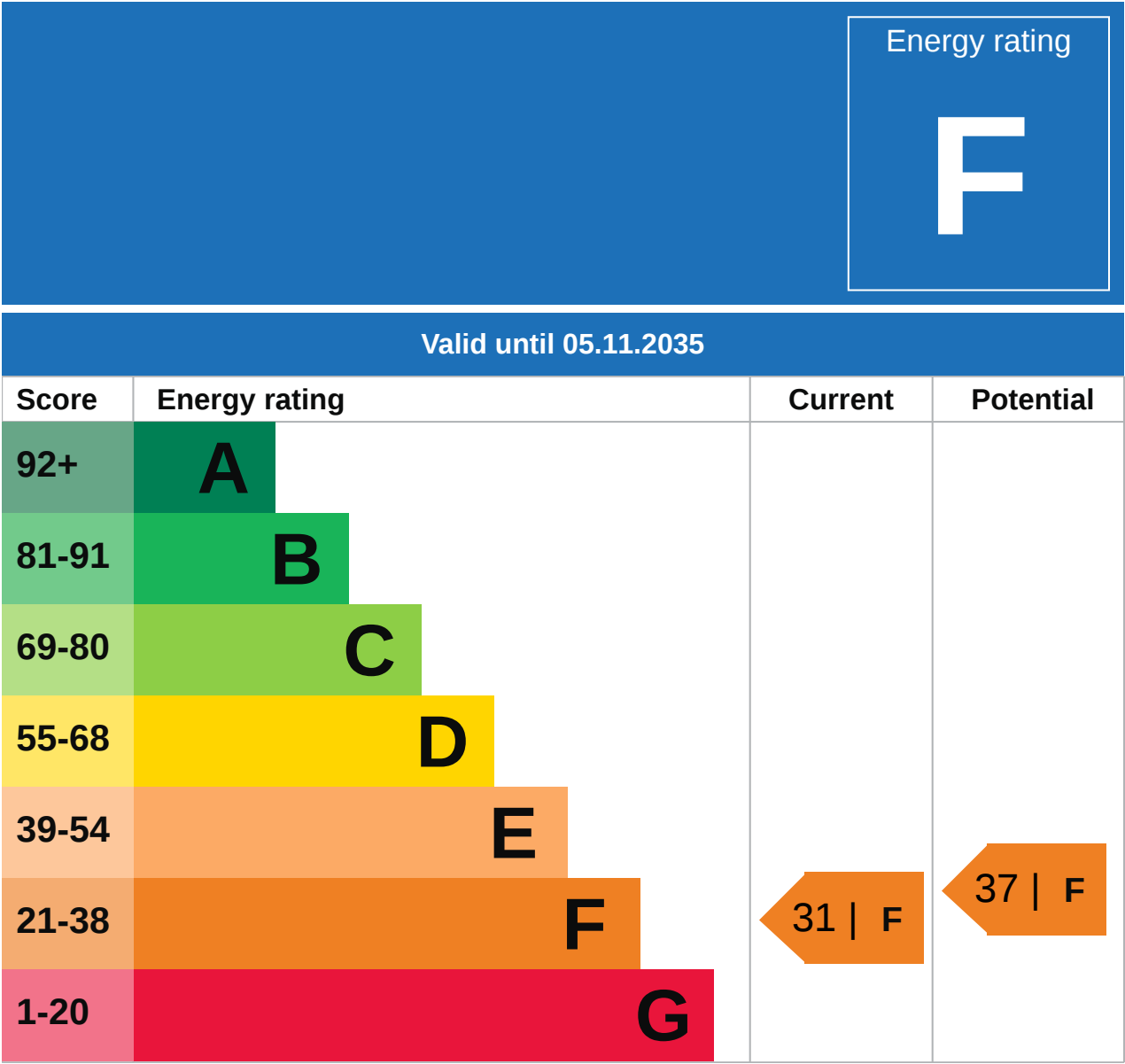
Garage: approx. 12.7 sq. metres (137 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Property

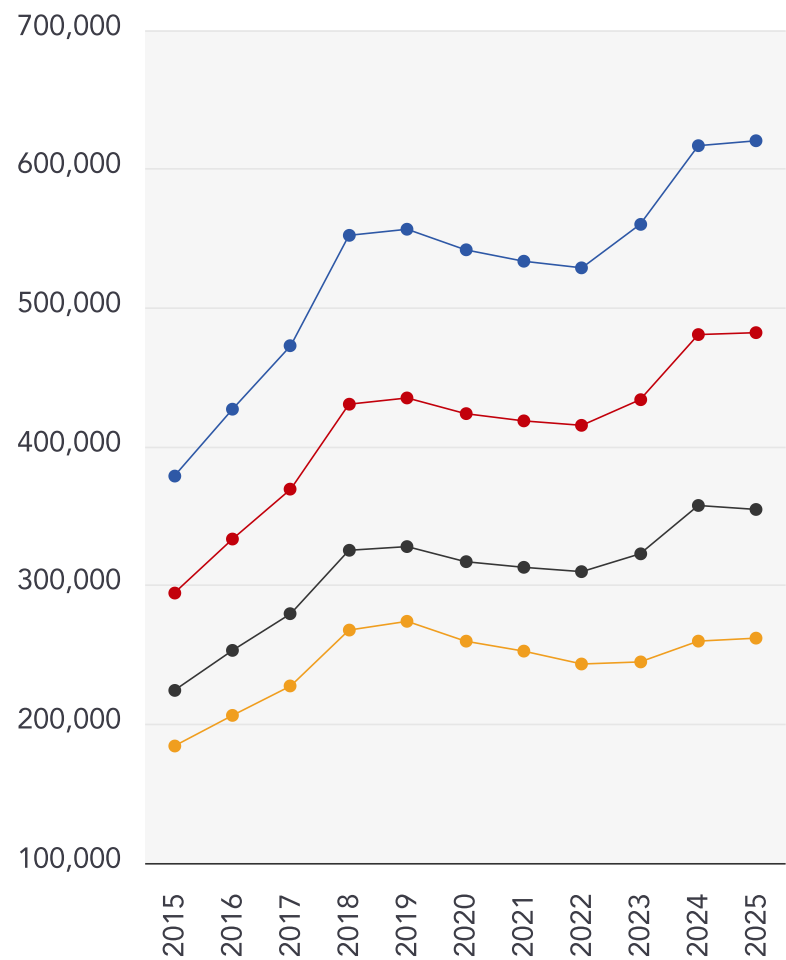
EPC - Certificate



Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RG1



Detached

+63.79%

Semi-Detached

+63.72%

Terraced

+58.11%

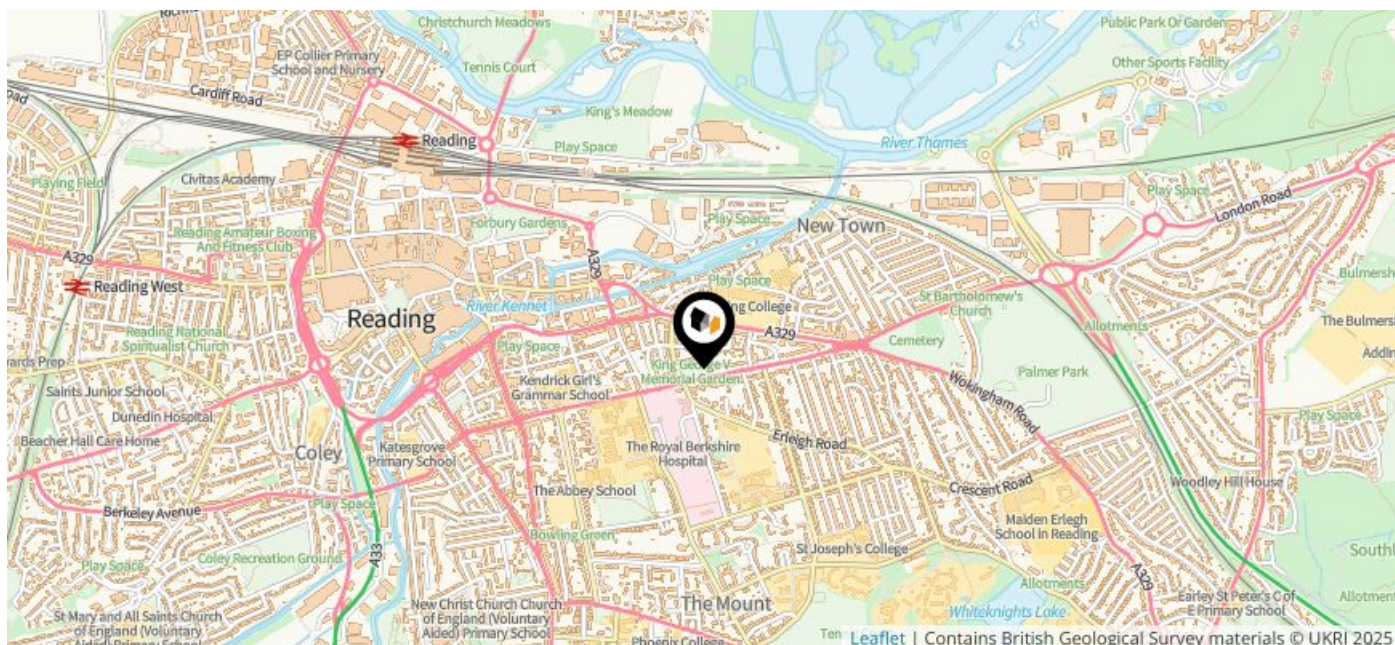
Flat

+42.18%

Maps

Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

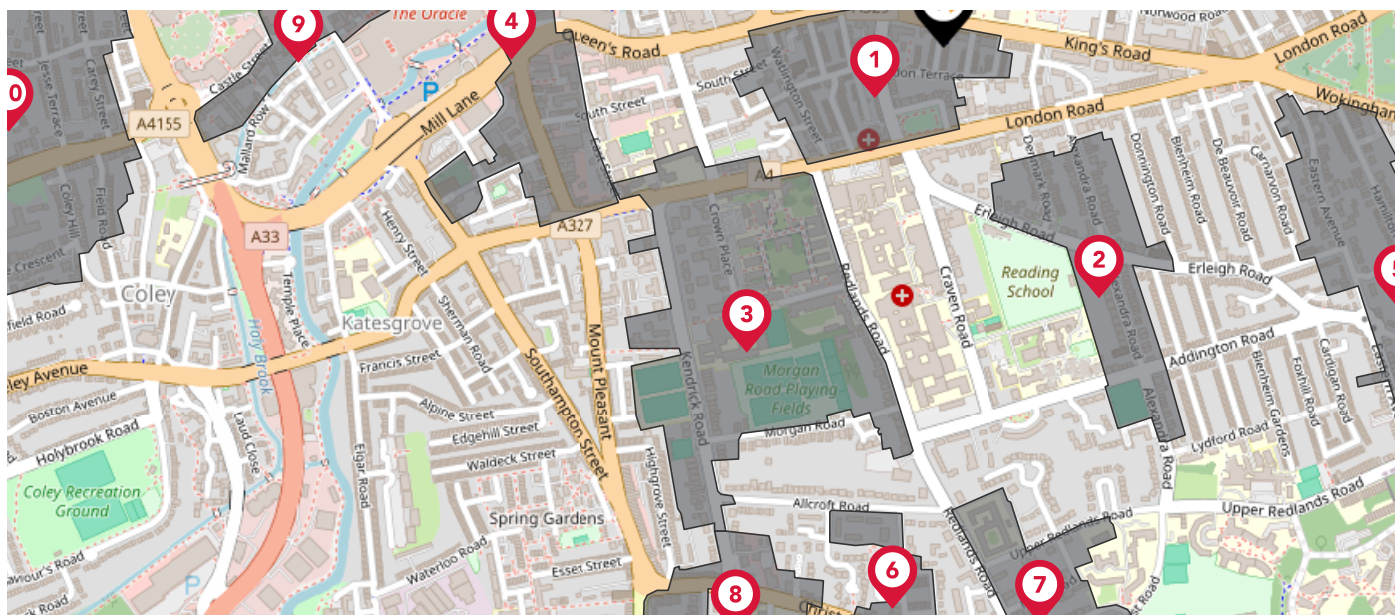
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



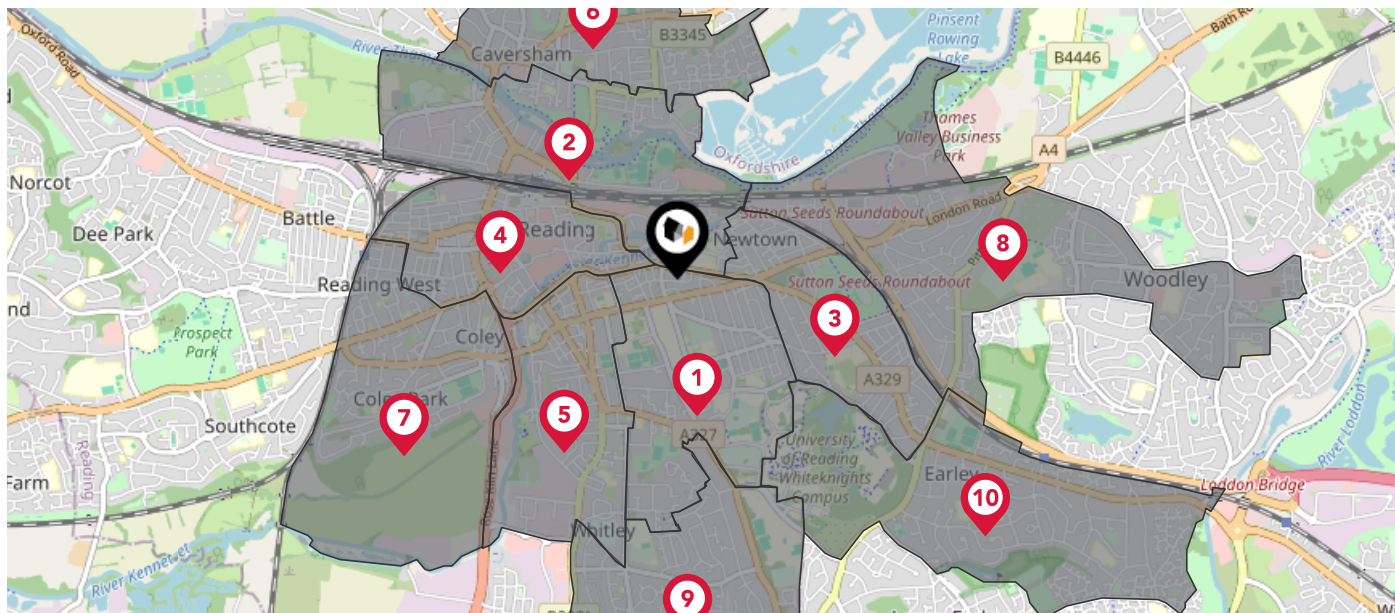
Nearby Conservation Areas

- 1 Eldon Square
- 2 Alexandra Road
- 3 Kendrick Road
- 4 Market Place and London Street
- 5 South Park
- 6 The Mount
- 7 Redlands
- 8 Christchurch
- 9 St Mary's Butts and Castle Street
- 10 Russell Street and Castle Hill

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Redlands Ward

2

Thames Ward

3

Park Ward

4

Abbey Ward

5

Katesgrove Ward

6

Caversham Ward

7

Coley Ward

8

Bulmershe and Whitegates Ward

9

Church Ward

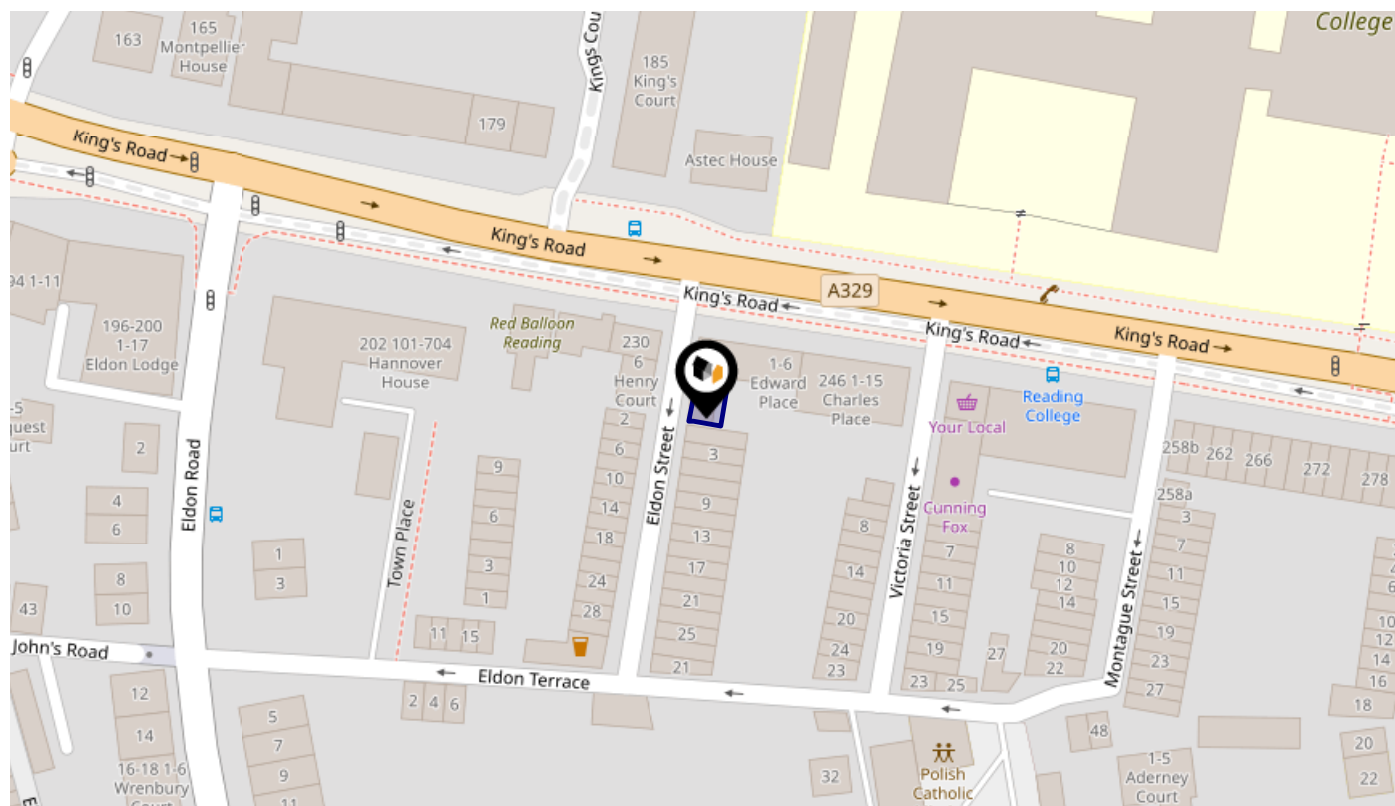
10

Maiden Erlegh Ward

Maps

Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

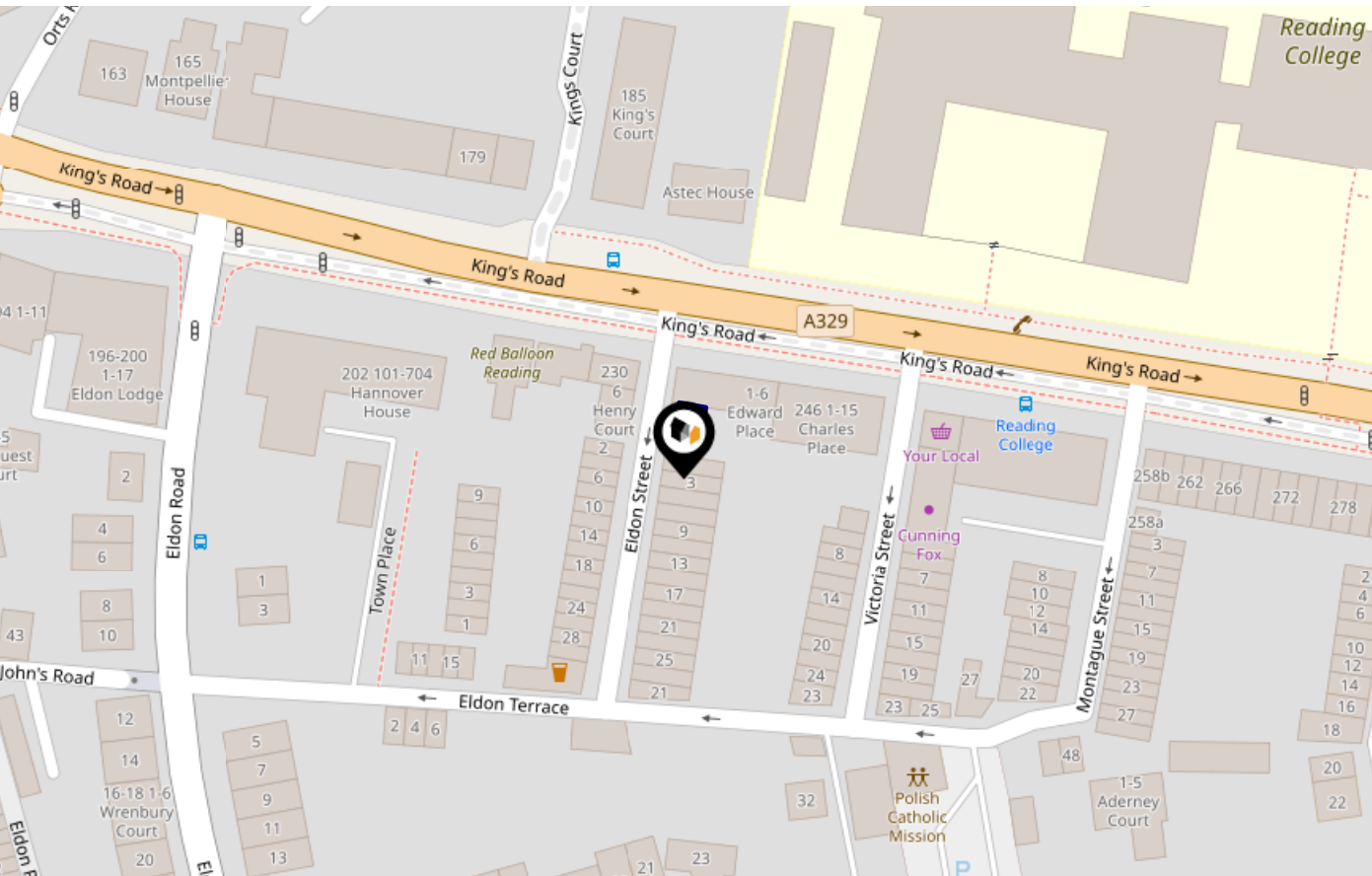
Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

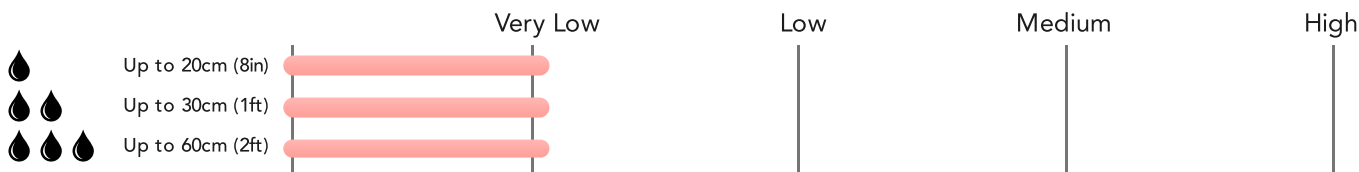


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

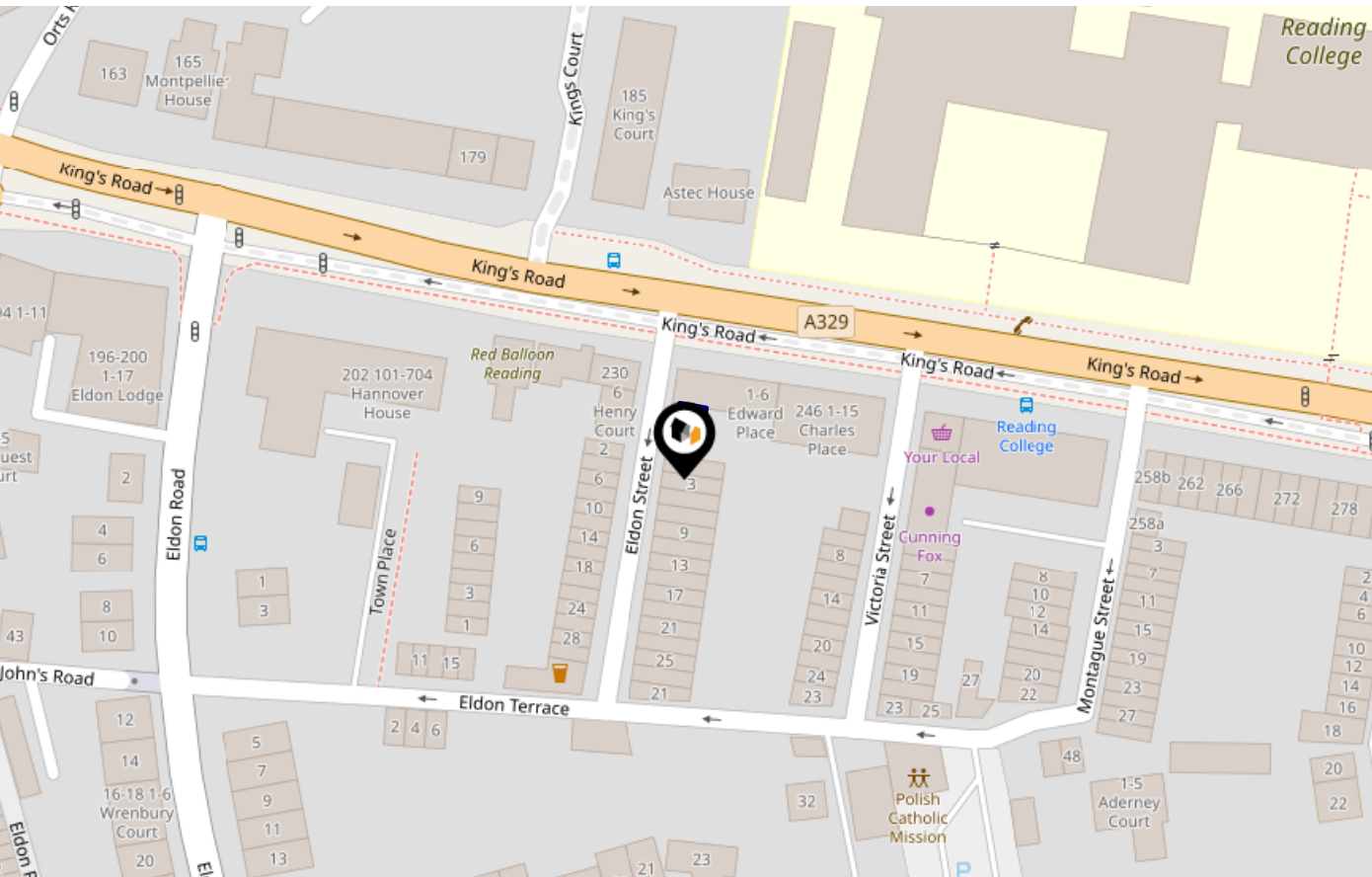
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

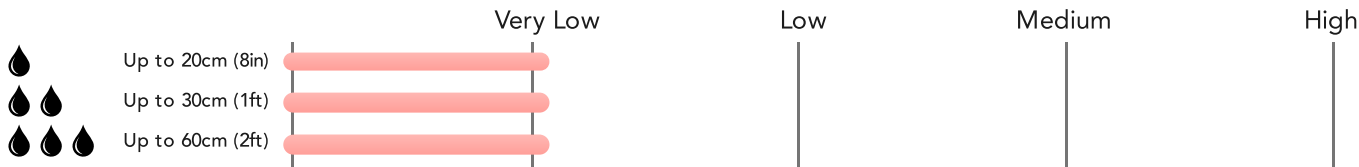


Risk Rating: Very low

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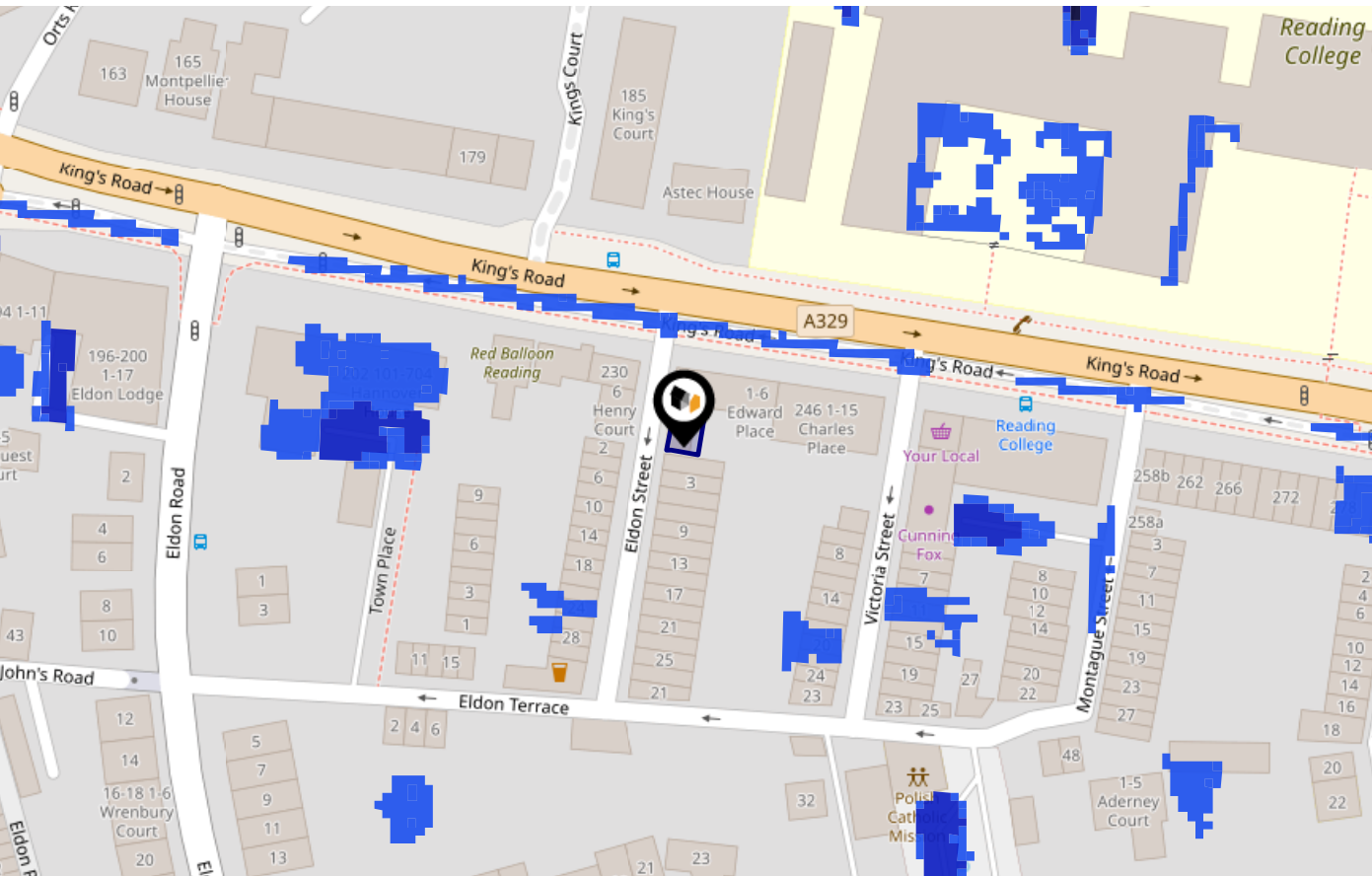
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

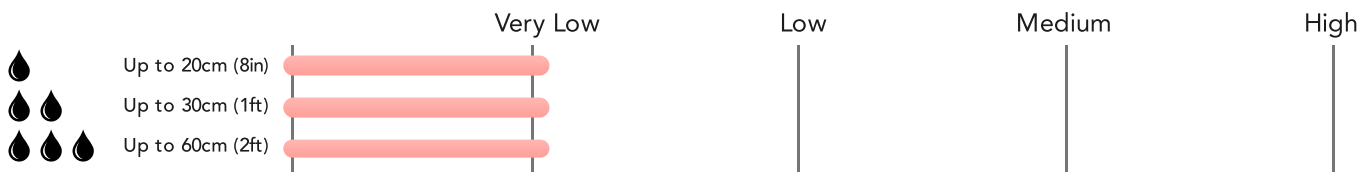


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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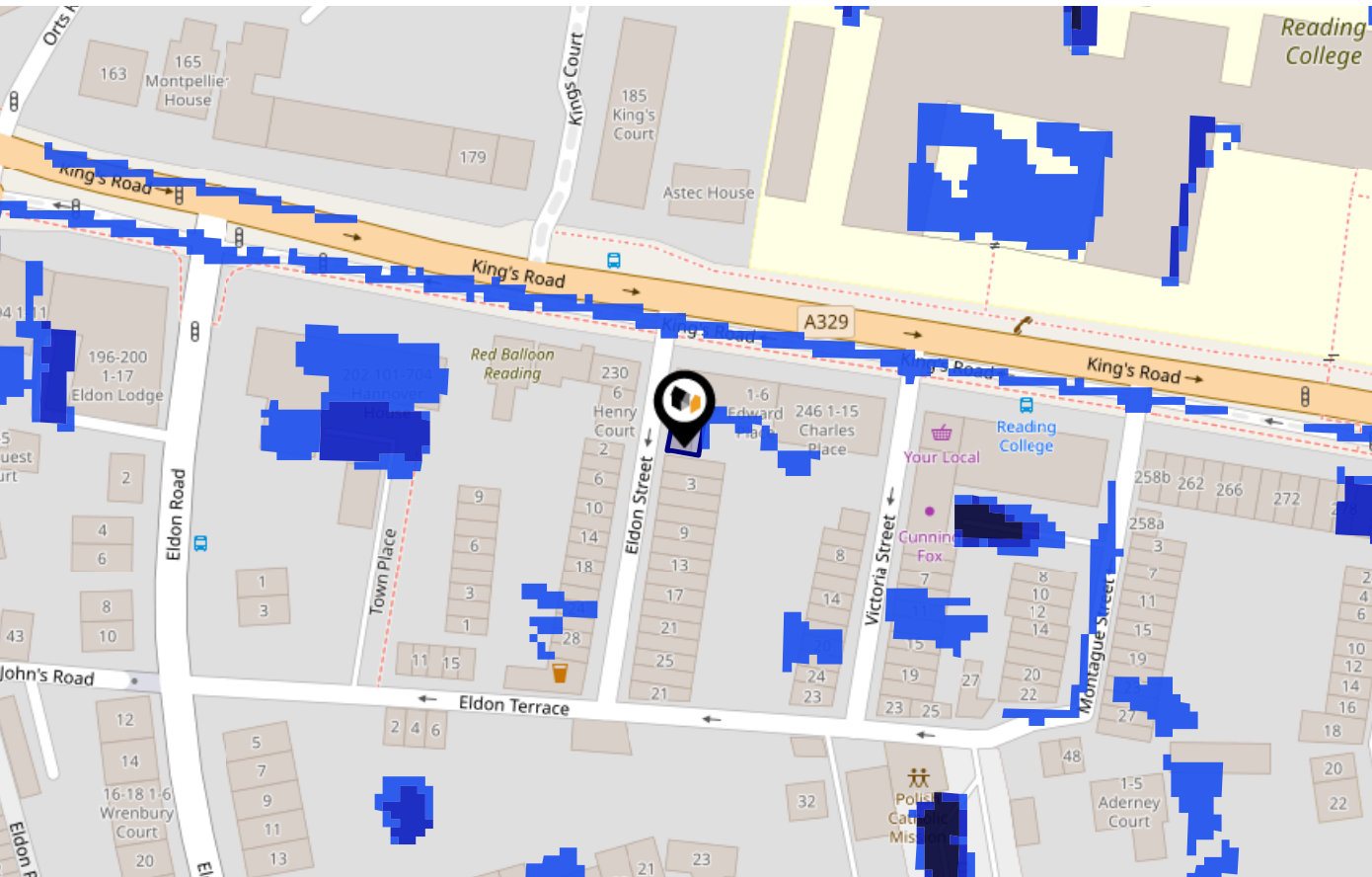
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

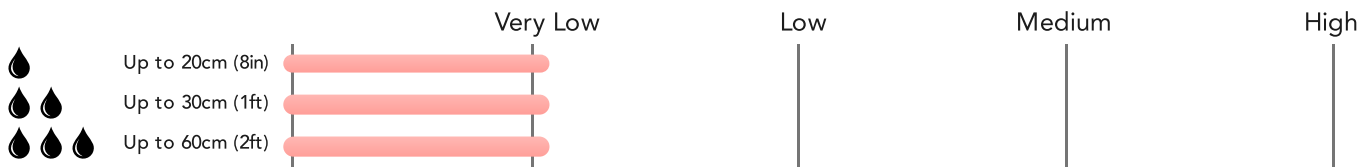


Risk Rating: Very low

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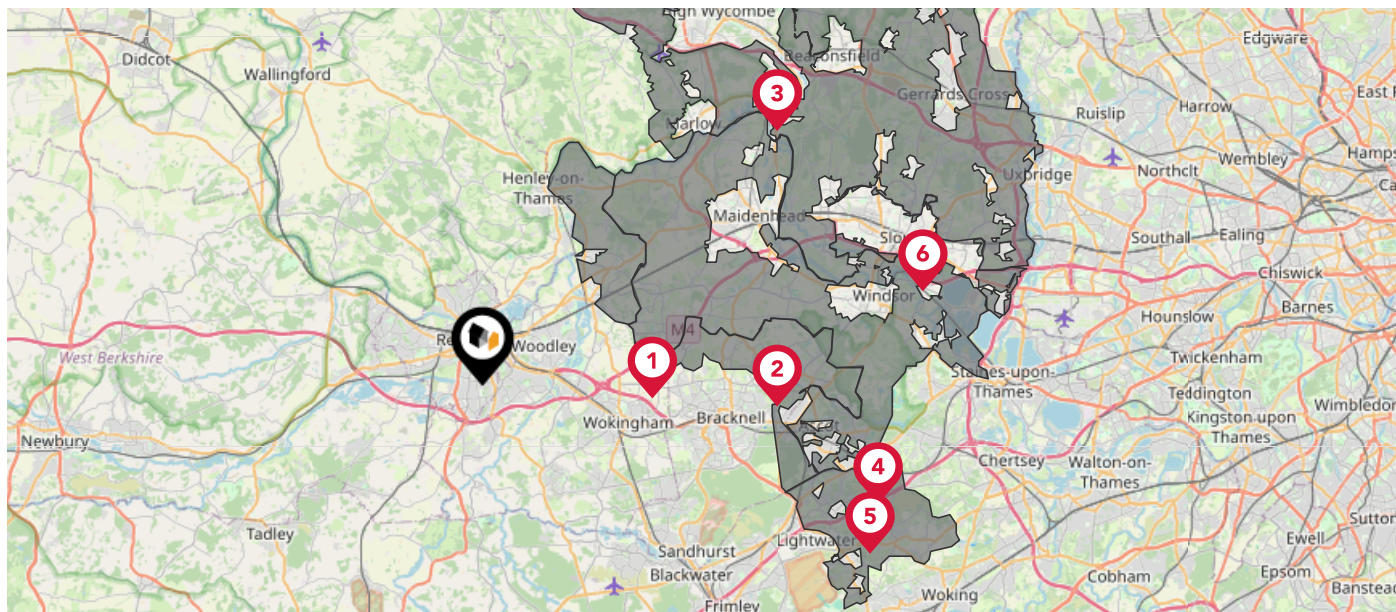
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Wokingham



London Green Belt - Bracknell Forest



London Green Belt - Buckinghamshire



London Green Belt - Windsor and Maidenhead



London Green Belt - Surrey Heath

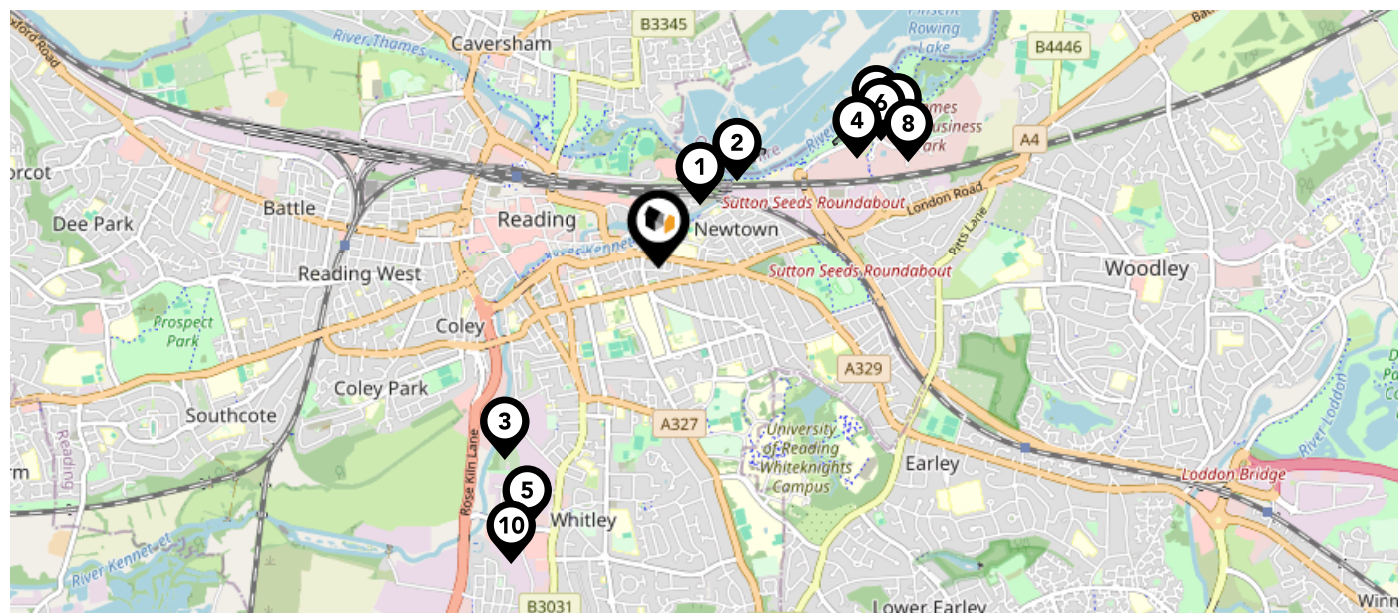


London Green Belt - Slough

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



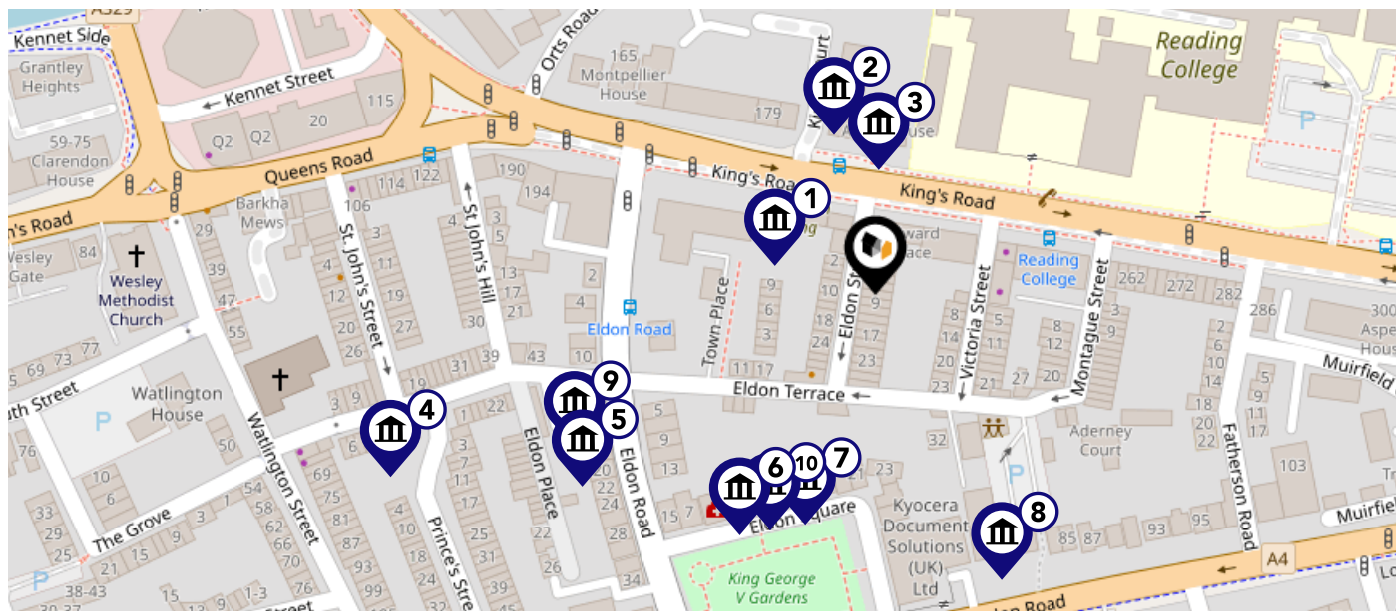
Nearby Landfill Sites

1	Napier Road-Reading, Berkshire	Historic Landfill	
2	Deans Farm-Redlands Pit, Reading, Caversham, Berkshire	Historic Landfill	
3	Waterloo Meadows-Reading, Berkshire	Historic Landfill	
4	Thames Valley Park-Reading, Berkshire	Historic Landfill	
5	Craddock Road-Reading, Berkshire	Historic Landfill	
6	Thames Valley Park-Reading, Berkshire	Historic Landfill	
7	Thames Valley Park-Reading, Berkshire	Historic Landfill	
8	Thames Valley Park-Reading, Berkshire	Historic Landfill	
9	Thames Valley Park-Reading, Berkshire	Historic Landfill	
10	Rose Kiln Lane South-Reading, Berkshire	Historic Landfill	

Maps

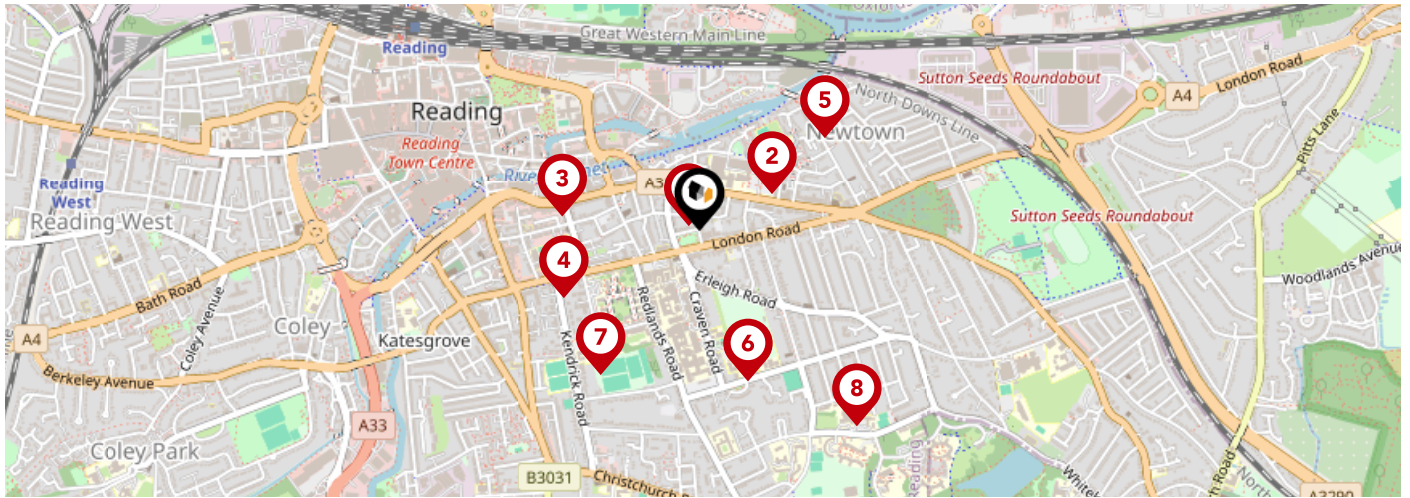
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



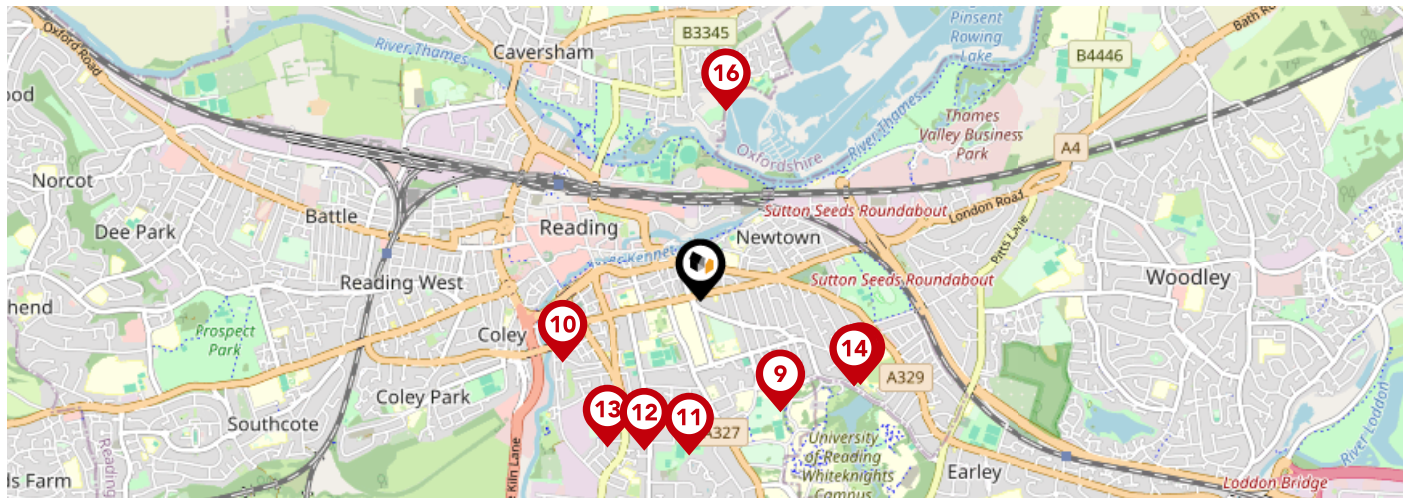
Listed Buildings in the local district	Grade	Distance
 1113502 - 220 And 222, Kings Road	Grade II	0.0 miles
 1113499 - 185, Kings Road	Grade II	0.0 miles
 1321921 - 187 And 189, Kings Road	Grade II	0.0 miles
 1156910 - The Oval	Grade II	0.1 miles
 1113464 - 16 And 18, Eldon Road	Grade II	0.1 miles
 1321944 - 11, Eldon Square	Grade II	0.1 miles
 1113469 - 17, Eldon Square	Grade II	0.1 miles
 1321926 - 81, London Road	Grade II	0.1 miles
 1113463 - 12 And 14, Eldon Road	Grade II	0.1 miles
 1155144 - 13 And 15, Eldon Square	Grade II	0.1 miles

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Red Balloon Learner Centre Reading Ofsted Rating: Not Rated Pupils: 23 Distance:0.03	☐	☐	☒	☐	☐
2	St John's Church of England Primary School Ofsted Rating: Good Pupils: 453 Distance:0.19	☐	☒	☐	☐	☐
3	The Deenway Montessori School Ofsted Rating: Requires improvement Pupils: 58 Distance:0.32	☐	☐	☒	☐	☐
4	Kendrick School Ofsted Rating: Outstanding Pupils: 903 Distance:0.35	☐	☐	☒	☐	☐
5	New Town Primary School Ofsted Rating: Good Pupils: 423 Distance:0.36	☐	☒	☐	☐	☐
6	Reading School Ofsted Rating: Outstanding Pupils: 1138 Distance:0.37	☐	☐	☒	☐	☐
7	The Abbey School Reading Ofsted Rating: Not Rated Pupils: 993 Distance:0.4	☐	☐	☒	☐	☐
8	Redlands Primary School Ofsted Rating: Requires improvement Pupils: 213 Distance:0.58	☐	☒	☐	☐	☐

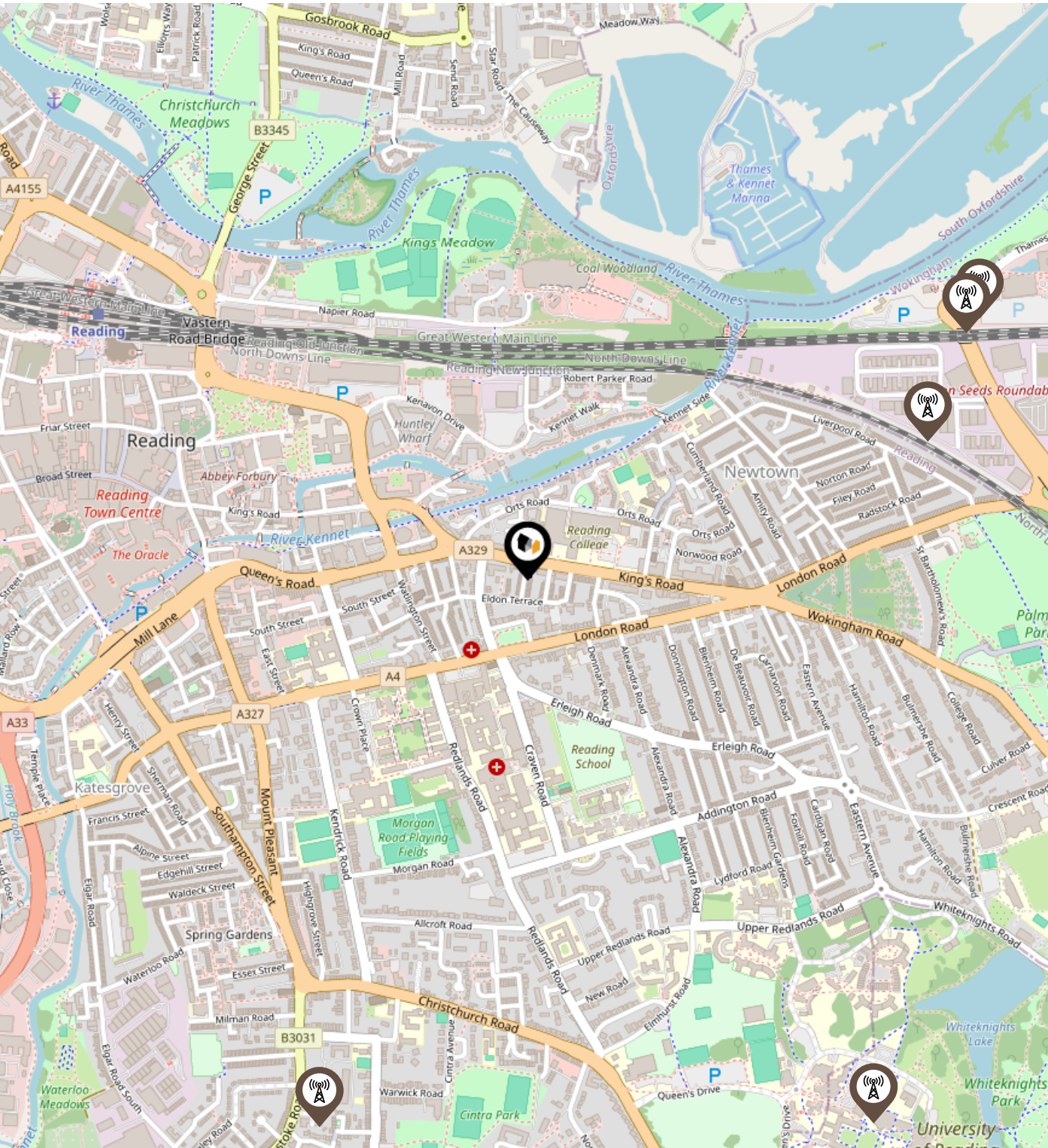
Area Schools



		Nursery	Primary	Secondary	College	Private
	St Joseph's College Ofsted Rating: Not Rated Pupils: 579 Distance:0.63	☐	☐	☒	☐	☐
	Katesgrove Primary School Ofsted Rating: Good Pupils: 692 Distance:0.7	☐	☒	☐	☐	☐
	Hamilton School Ofsted Rating: Good Pupils: 60 Distance:0.71	☐	☐	☒	☐	☐
	Trinity Christian School Ofsted Rating: Not Rated Pupils: 21 Distance:0.73	☐	☒	☐	☐	☐
	New Christ Church Church of England Primary School Ofsted Rating: Good Pupils: 193 Distance:0.8	☐	☒	☐	☐	☐
	Maiden Erlegh School in Reading Ofsted Rating: Good Pupils: 888 Distance:0.81	☐	☐	☒	☐	☐
	UTC Reading Ofsted Rating: Serious Weaknesses Pupils: 395 Distance:0.84	☐	☐	☒	☐	☐
	Caversham Nursery School Ofsted Rating: Outstanding Pupils: 58 Distance:0.89	☒	☐	☐	☐	☐

Local Area

Masts & Pylons



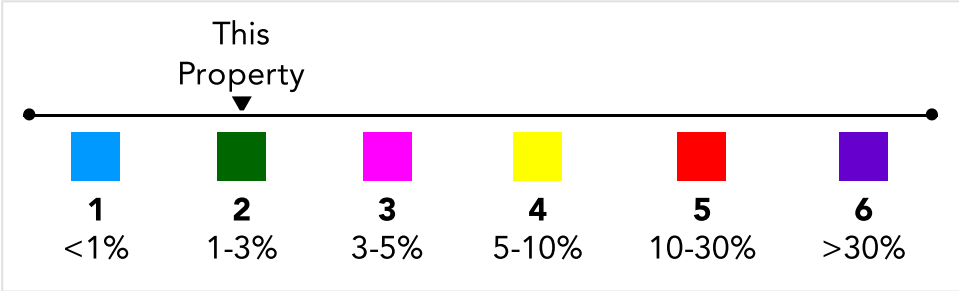
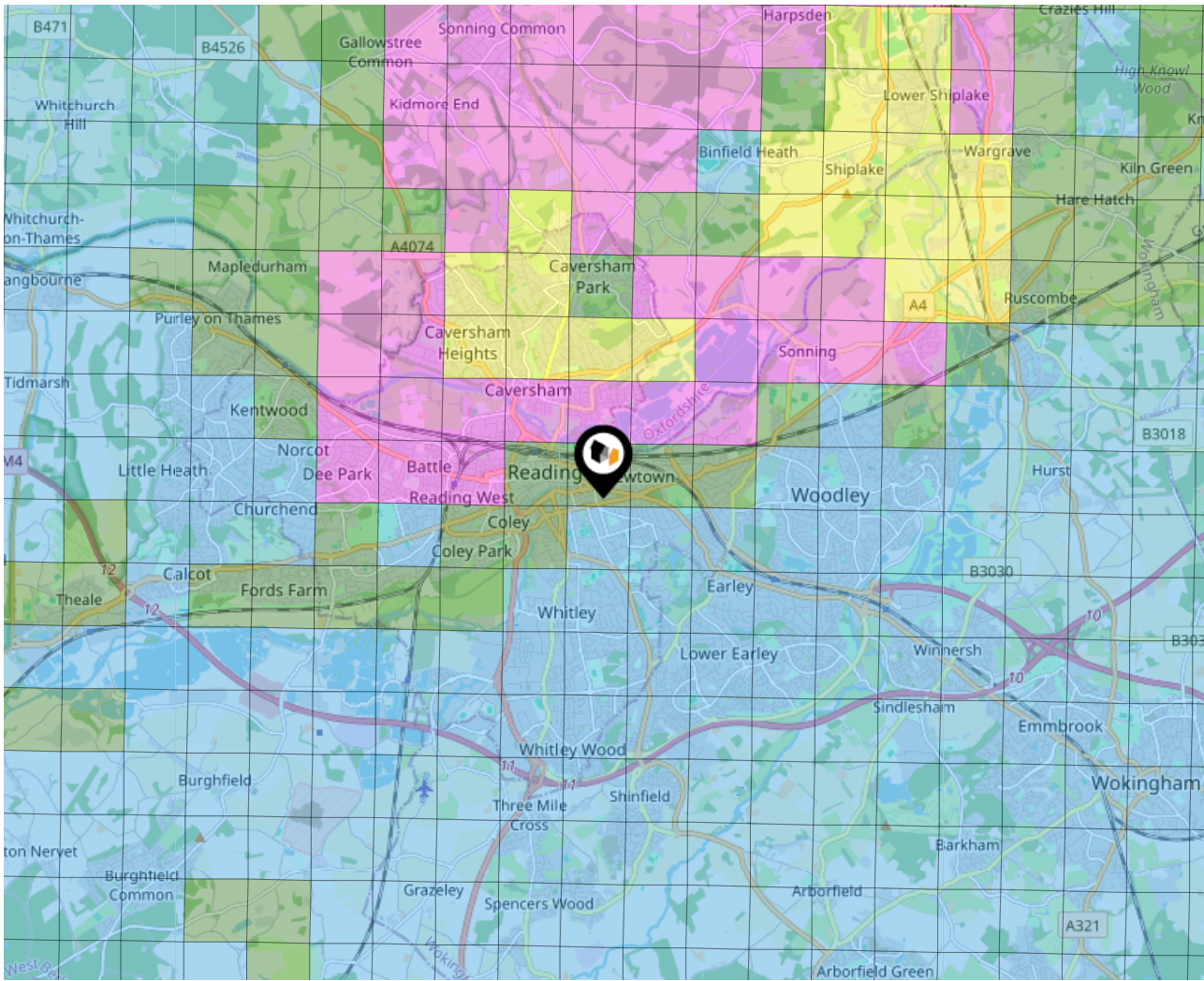
- Key:**
-  Power Pylons
 -  Communication Masts

Environment

Radon Gas

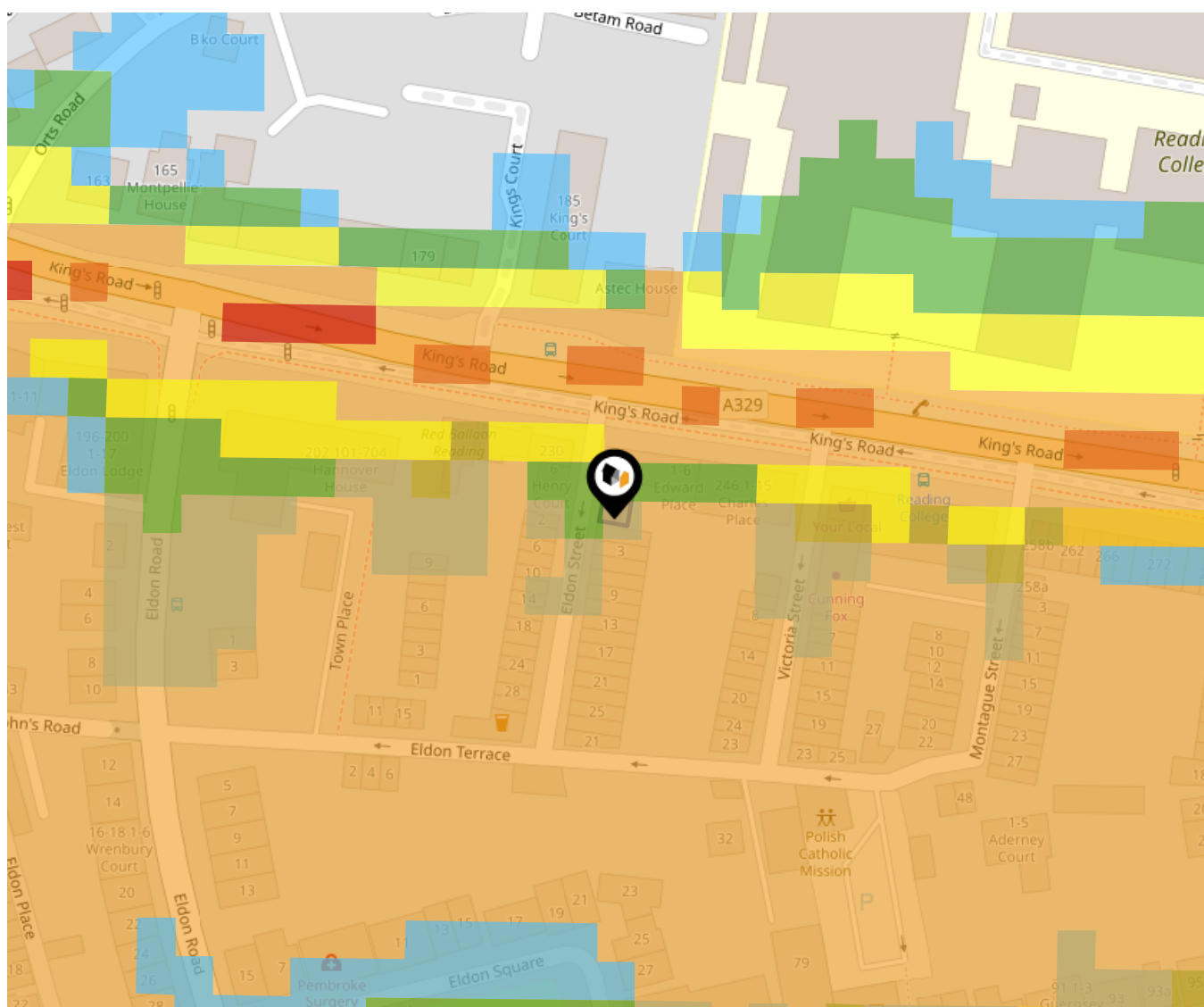
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



Local Area

Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

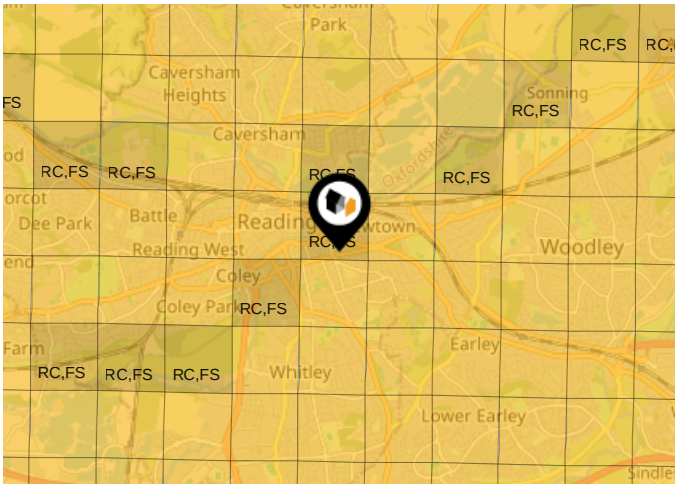
- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Environment

Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SAND TO SANDY LOAM
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		

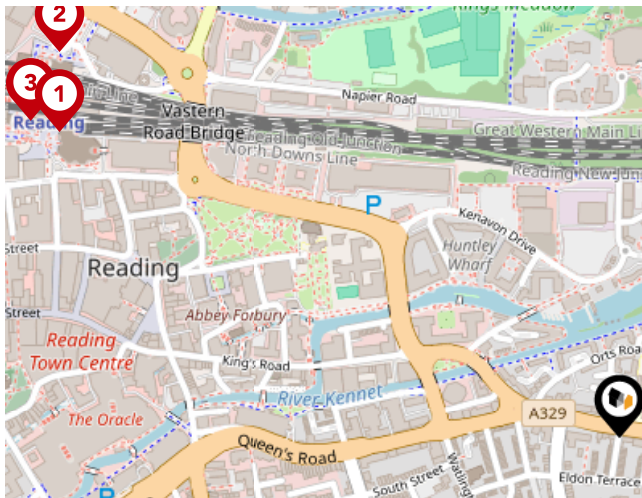


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

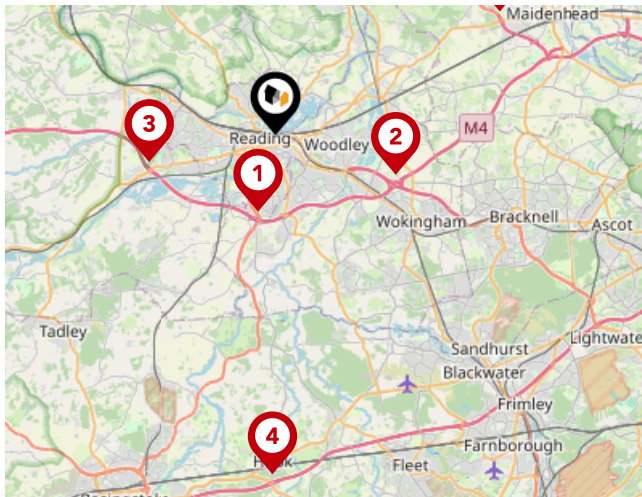
Area

Transport (National)



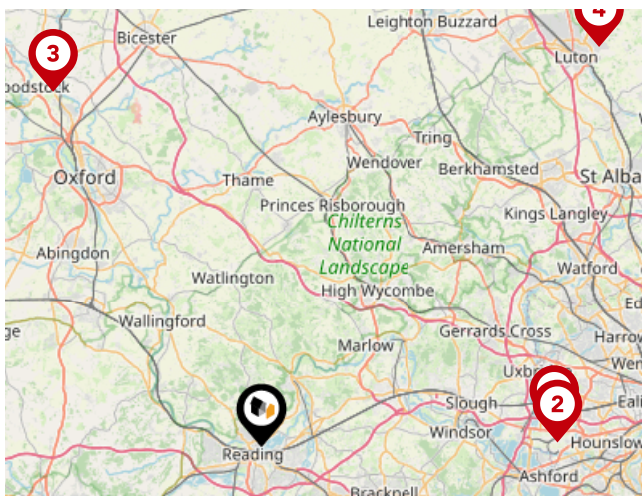
National Rail Stations

Pin	Name	Distance
	Reading Rail Station	0.74 miles
	Reading Rail Station	0.79 miles
	Reading Rail Station	0.77 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M4 J11	2.91 miles
	M4 J10	4.68 miles
	M4 J12	4.78 miles
	M3 J5	12.61 miles
	A404(M) J9	9.44 miles

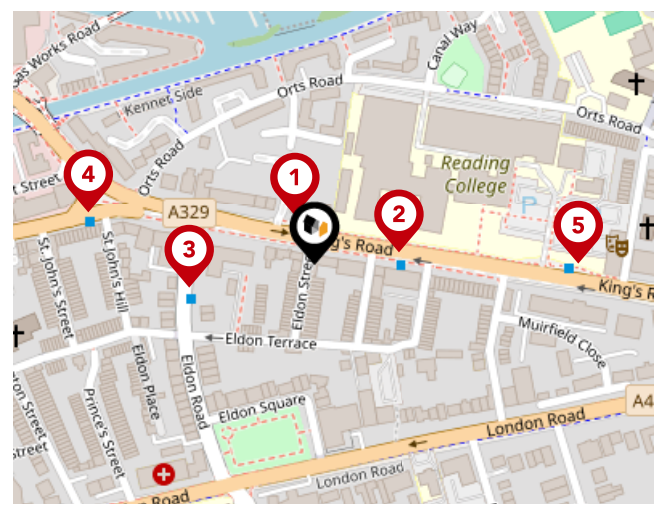


Airports/Helipads

Pin	Name	Distance
	Heathrow Airport	21.77 miles
	Heathrow Airport Terminal 4	21.95 miles
	Kidlington	30.36 miles
	Luton Airport	38.57 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Eldon Road	0.03 miles
2	Reading College	0.05 miles
3	Eldon Road	0.07 miles
4	Eldon Road	0.13 miles
5	Reading College	0.15 miles

Duncan Yeardley

About Us



Duncan Yeardley

From a team of just two, the company has grown significantly in recent years to boast a superb team of local property experts. And, we're not stopping there. In 2021 we expanded and now have an office in Ascot to help even more people with their home moves. We can strongly say our foundation for being local experts is solid. We're local residents who play an active part in the community and our children go to local schools. And we all love working at Duncan Yeardley! Several long-standing team members have been part of our story for many years and we always encourage progression, development and training so our people are the best they can be.

With our great culture and work ethic, we always put our customers at the heart of what we do. We're lucky to have people who are genuinely passionate about property, and we're often complimented for going the extra mile. We hope to do that for you too!

Duncan Yeardley

Testimonials

Testimonial 1



We chose Duncan Yeardley for the sale of our property based on the impression we got when walking into their office, friendly, professional and put us at ease.

Testimonial 2



Fantastic service. Vivien in particular was extremely helpful in finding just the property that I was looking for. Her contact throughout has been first class.

Testimonial 3



Super impressed by the brilliant team at DY. Knowledgeable, ultra professional and human. They genuinely care about their sellers and buyers. Can't recommend them highly enough.

Testimonial 4



We had to quickly find a new property due to my partner being pregnant, Vivien who assisted us throughout the process, was brilliant.



/duncan.yeardley.estate.agent/



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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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